

The no-deposit, no return attitude towards our architectural heritage has reached its peak. The new direction is towards a more rational and sane approach that respects what our ancestors built. Through an active conservation programme, a respect for history can be achieved and continuity from the past to the present as well as sense of place can be realized for the benefit of all. Plans for progress and change must be executed in a manner compatible both with the sensibilities and with the needs of everyone.

THE TIME FOR ACTION IS NOW!



WHY PRESERVE?

The conservation and preservation of our architectural environment provide an important link with the past and a familiar bridge to the future. Appreciation and respect for the past are essential in order to maintain a sense of place and historical continuity. The protection and enhancement of individual buildings, entire blocks, and sometimes special areas or districts are tangible ways to respect the past; to explore and understand where we came from and who we are; and to provide a foundation for future change.



In less than one generation, our physical environment will have changed so radically as to be unrecognizable. The replacement of our familiar buildings with **new** monumental concrete piles, glass towers, cold plastic facades and seas of asphalt creates an impersonal environment that is often shocking to our sensibilities. In much the same way that our physical well-being has been upset by diets of quick and convenience foods, our intellect and aesthetics have been shocked by instant buildings and insensitive designs. Fast food outlets, drive-in stores, high-rise towers and endless parking lots — all part of the advancing Pop or throw-away culture — have been established with very little respect for the built environment.

Since the future cannot be fully appreciated without a clear understanding of the past and present, the rapid destruction of the built environment creating abrupt physical changes may lead to an unstable and disoriented society. The more digestible or traditional rate of change and progress has been accelerated by the assumption that **what is new is best**. Too often little consideration has been given to the merits of an existing building or area when new designs or renovations are considered.



The rapid destruction and blind obedience to change for the sake of change must stop. New buildings and modifications to existing ones are required by our developing culture and changing society. However, acknowledging this need is not sufficient reason for the senseless destruction of our architectural past. What was yesterday a pleasant neighbourhood, may quickly be filled with gas stations, service stores and high-rise buildings that are out of character. If measures are not taken now, the next generation will be without physical reminders of its architectural past and thus will lack the historical continuity so essential for transition to the future.



WHAT DO WE PROTECT?

Every community has buildings of architectural and historical significance. All types of buildings and structures, regardless of age, may warrant special protection. In smaller communities where fewer buildings exist, the ones with special architectural or historical character become even more important. These structures composing the historic fabric of our cities, towns and rural areas must be considered in any proposal for present and future change.

At times, an individual building, evaluated on its own merit, may not qualify for heritage status but given its context, it becomes very important. The street-scape — the relationship of one building to another in a particular block — creates a character unique to the area and warrants not only protection but often enhancement as well. The unsympathetic alteration or removal of one of the buildings along this street-scape can start a rash of change that will result in the physical decline of the entire neighbourhood. By preserving each building along the row and conducting maintenance and renovations in a sensible and pleasing manner, a familiar scale is kept and increased property values can be realized.

Although antiquity is not a pre-requisite for considering a building to be of architectural value, age could be another criterion in determining the relative value of one building in relationship to another. However, buildings representative of the recent past are as important to our architectural heritage as are older ones.

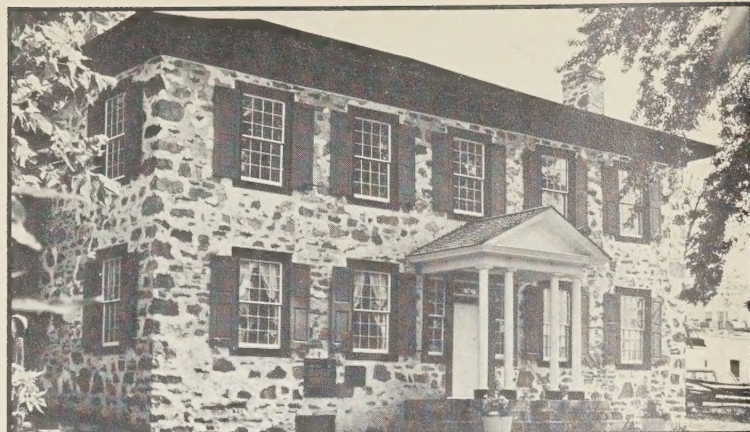
In addition to context and age other suggested architectural criteria for identifying buildings of merit might include:

- The building represents the work of an architect or known master builder;
- The building is an example of a particular style or combination of styles;
- The building represents a vernacular or regional style;
- The building is an example of a formerly typical, but now no longer used, method of construction;
- The building is a vestige of an obsolete industry or commerce; or
- The building may have unique aesthetic and picturesque qualities.

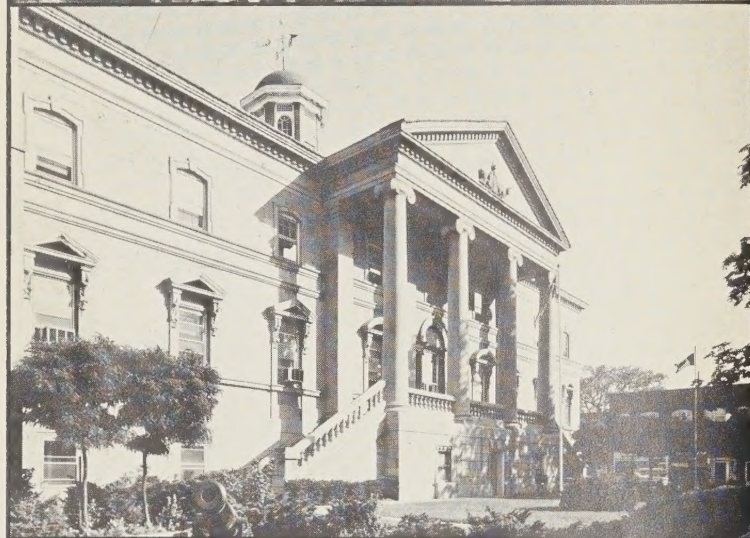
The identification, protection and enhancement of these buildings is of paramount importance for a better understanding of the historical development of architecture within the community, the province and Canada.

Of equal or indeed greater importance than its architectural value may be the historical association of a property. A house may have been the birthplace or long-time residence of a person or family who has had a great impact on the development of the community, region and possibly the province. Combined with its furnishings and out-buildings, a house can represent a past way of living. A property may have been the location of a single important event or it may have witnessed a series of events that led to the development of a town centre, an industrial or commercial establishment, or another activity important to the community.

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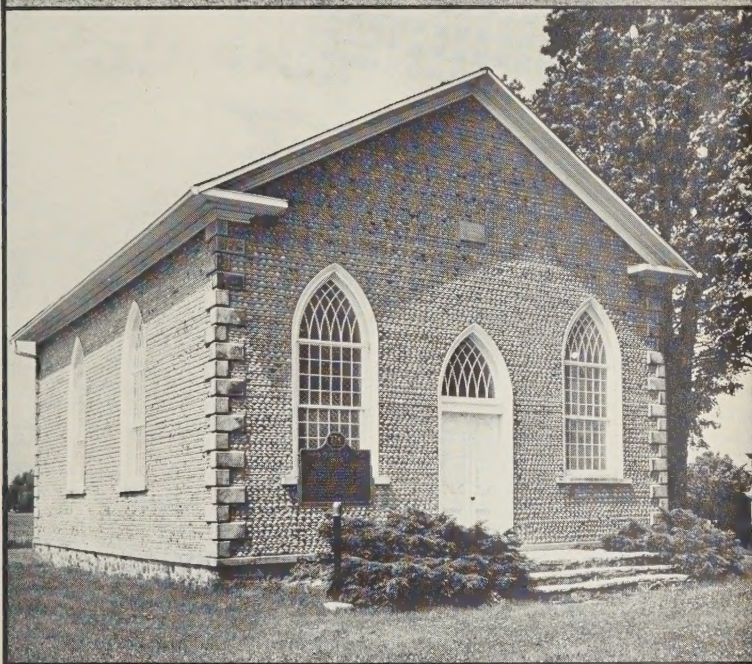
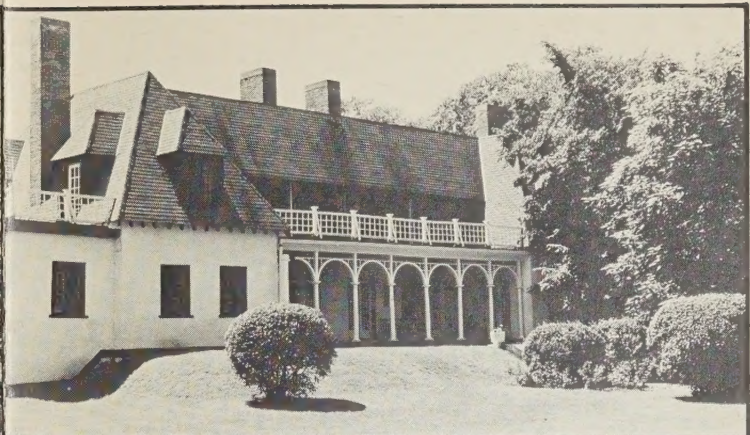
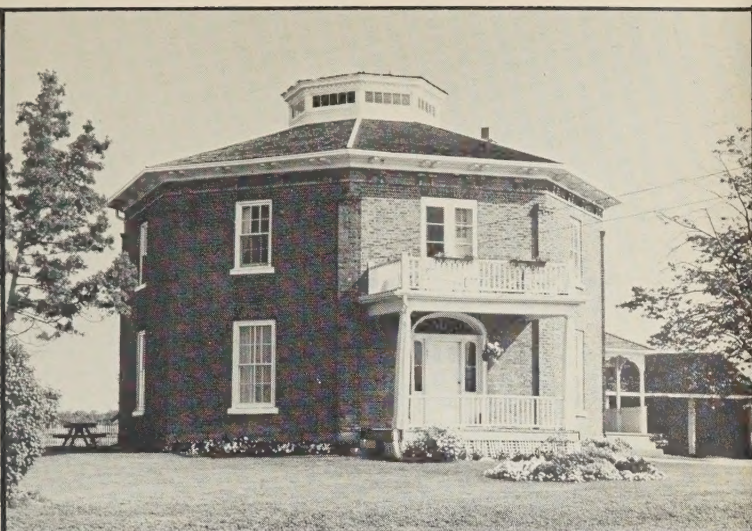


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An additional factor to consider is the relationship of a building with its surrounding lands. Together they may create a unique scenic quality that should be protected from obstruction, deterioration and neglect.

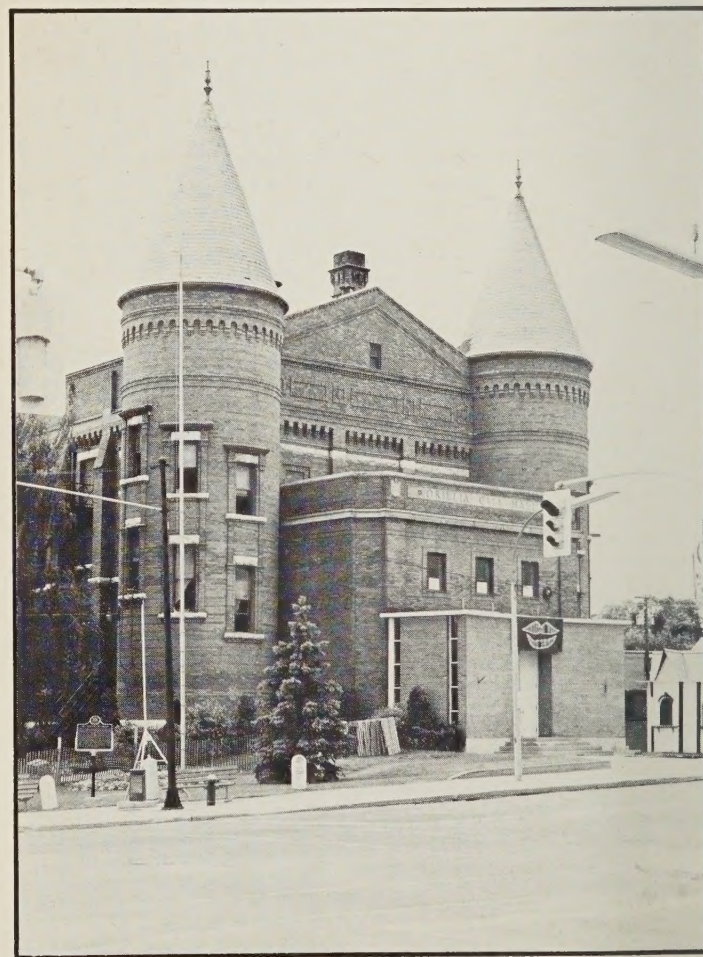
Too often, in the past, the preservation of our architectural heritage has been interpreted as the restoration of individual buildings for museum use.

Architectural conservation means much more than the historic house museum. In order to succeed, an architectural conservation programme must also provide avenues for heritage buildings and properties to once again be socially acceptable and economically viable.

The **adaptive use** or sympathetic re-cycling of buildings provides a combination of respect for the historic fabric and design of the building with the acknowledged need for social and cultural change. The sky-rocketing costs of labor and materials have in many cases made the costs of re-cycling an older building more economical than new construction. The re-cycled or adapted older building can also be visually much more exciting. Mill buildings, railroad stations, churches, schools, theatres, even abandoned gas stations have found other successful uses. There is room for the church now a restaurant, the railroad station reused as a library, as well as the house turned museum.

However, without an architectural conservation programme, the preservation and adaptive use of the tangible reminders of the past are unpredictable. Just as we create plans to encourage the proper development of land and protection of the natural environment, we must consider the conservation of architectural resources as part of the planning process.

We must prepare both long and short range plans not just to protect and preserve major monuments and the homes of famous Canadians, but also to conserve and enhance the scale, colour, texture, design, pattern — in short — the character of our existing and often historic built environment seen in the villages, towns and cities throughout Ontario.



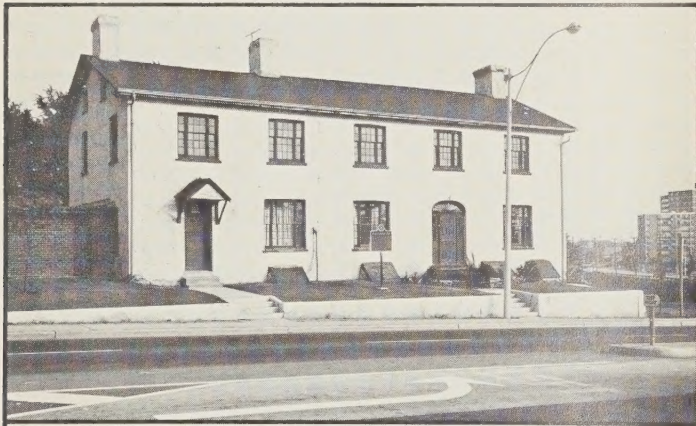
- 17 Former City Hall in Orillia is now an Opera House.
- 18 What was part of the Consumers' Gas complex in Toronto is being adapted for a theater group.
- 19 A former church is now used for shops and offices.
- 20 This railway station now functions as a public library.



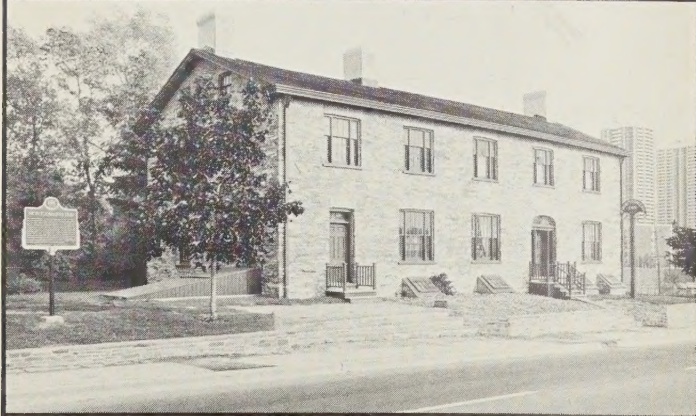
WHO DOES THE PLANNING?

In 1967 the Ontario Government, recognizing the need for architectural conservation, established the Ontario Heritage Foundation to encourage the protection of Ontario's cultural heritage. The Foundation was empowered to accept and maintain properties of provincial architectural and historical merit in trust for the people of Ontario.

Following this initial step for the preservation of significant individual properties, it became evident that something more had to be done. Throughout the province entire blocks were being demolished. Many municipal governments felt they did not have the resources or tools needed to control the increasing number of demolitions. Citizen groups were also concerned by the unsympathetic alterations of many significant structures.



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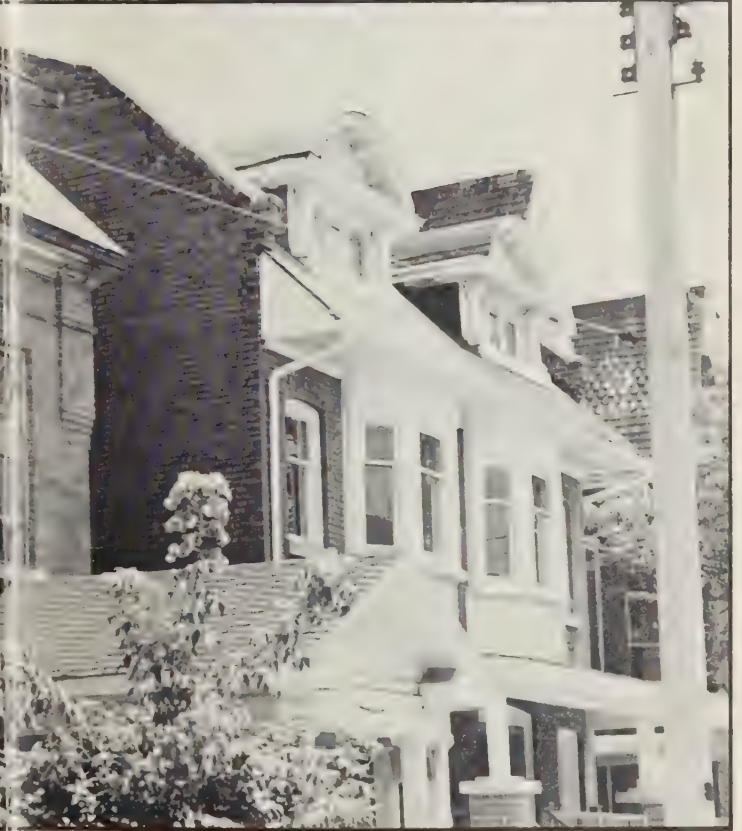
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In response to these concerns, several reports, studies and evaluations were prepared. Consultations took place with municipal governments, private citizens and heritage groups. Thus, it became evident that what was needed was some provincial legislation for municipal councils to control the demolition and unsympathetic alteration of historically and architecturally significant property. Since the Government of Ontario believes that buildings should be valued and protected first by the people of the municipality where they have immediate impact and use, it was concluded that the responsibility and authority to control the future of heritage properties should rest with the local municipality.

The Ontario Heritage Act, proclaimed in 1975, expressly delegates to municipal governments the needed power and tools to plan and implement their own architectural conservation programmes. This Act also expands the scope and operation of the Ontario Heritage Foundation. A very significant aspect of this legislation is that it gives municipal councils the power to **designate, protect and enhance** properties of architectural and historical value.

The responsibility for action now rests on **you** — council members and citizens.

- 21 A view of Montgomery's Inn (c.1830) taken before restoration in 1974.
- 22 Montgomery's Inn restored and opened to the public in 1975.
- 23 The Ontario Heritage Foundation in 1969 acquired the Field House (c.1795) and now rents the property as a private residence.
- 24 Funds from the restoration and resale of another heritage property are being re-cycled by Heritage Hamilton Ltd., to restore this Gothic Revival property at 51 Herkimer Street.
- 25 In Toronto, various levels of government are co-operating in the sympathetic renovation of an entire block for non-profit housing.



HOW DOES THE ACT WORK?

The Ontario Heritage Act works through your local government — your municipal council. Municipal councils are now empowered to **designate by by-law** individual properties and entire areas that they determine to be of architectural and/or historical importance. A public **Register** of these designated properties must also be maintained by the Municipal Clerk.

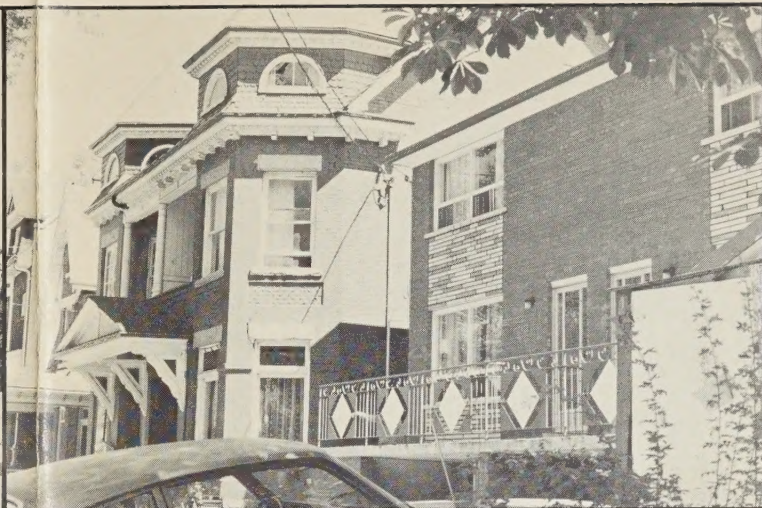
The Act strongly urges councils to establish **Local Architectural Conservation Advisory Committees** to assist them in all matters relating to architectural conservation. The purpose of this Local Committee is to study and evaluate the fabric of the community and to recommend to council properties or areas worthy of designation as well as to advise council on other matters related to architectural conservation as specified in Parts IV and V of the Ontario Heritage Act. The Local Committee must include at least five persons whose background and experience should cover as broad a range of disciplines as possible and who are genuinely concerned about protecting and enhancing the heritage buildings and areas within their community. It is advisable that the staff of the Ministry of Culture and Recreation be consulted in planning the formation of the committee as well as in matters related to other architectural conservation projects. Where a Local Architectural Conservation Advisory Committee does not exist an individual or private group may present to council a property for designation.

If a person wishes to object to the designation of a property, an objection to the notice of intention to designate stating the reasons and including all relevant facts must be filed with the clerk within 30 days of the date of public notification. When there is an objection to designation the matter must be referred by council to the Conservation Review Board. This provincial Board, appointed by the Lieutenant Governor in Council under the terms of the Ontario Heritage Act, will conduct a public hearing, listen to arguments from both sides, and make a report to its conclusion to the parties concerned. Council must then decide to withdraw or uphold its intent to designate and that decision is final.

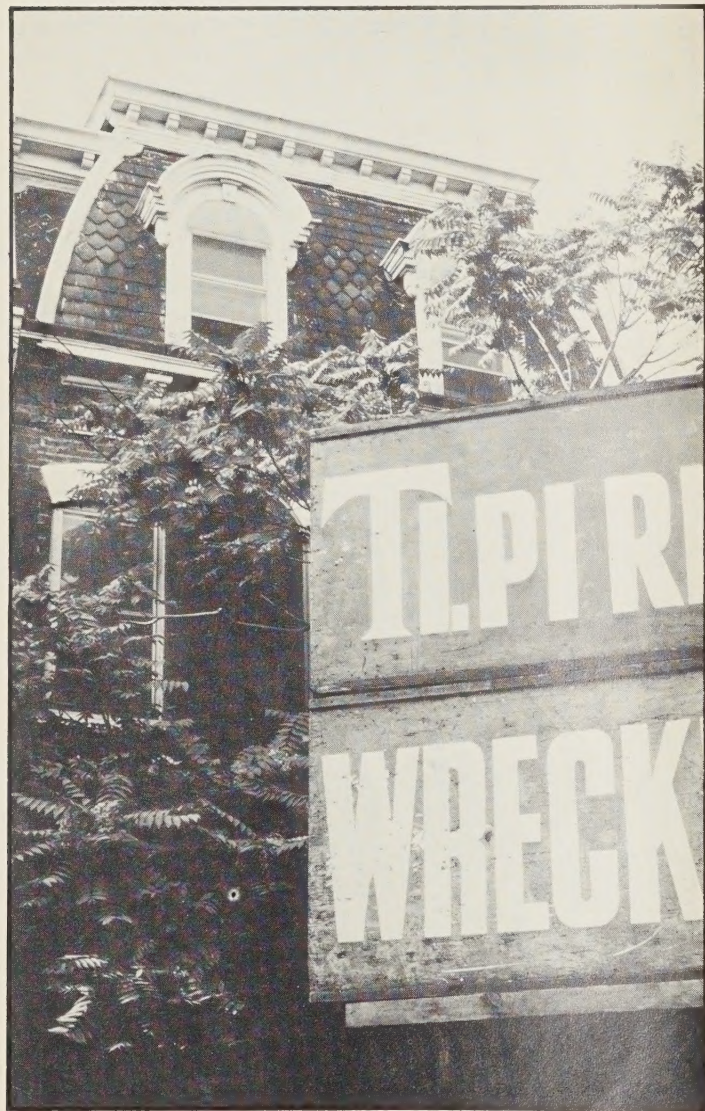
Once a property is designated, proposed alterations that may affect the reasons for designation must be reviewed by the Local Committee and approved by the municipal council. The intention is not to prohibit the owner from making necessary repairs and improvements, but simply to safeguard those elements of the property which the community has designated as having architectural or historical merit.

26. & 27. Incorporating new designs with the old can enhance a heritage building as in #26 but it can also detract from the heritage value of the area as in #27.

28, 29, 30 & 31. When conducting renovation and alterations, the respect for and retention of original forms, materials, finishes, and details are essential in order to maintain the heritage value of a building. The effects of this area are evident when comparing #28 with #29 and #30 with #31.



A complete architectural and social history of the property should be prepared in support of the designation. From this report the reasons for the designation will be extracted. It is imperative that the reasons for designation be as complete and as explicit as possible. For instance, if a building is designated for a **special** architectural feature, such as an example of early 19th century cobblestone wall construction, then it follows that the walls must not be covered with aluminium siding or any other exterior finish that would hide and thus negate the architectural value of the property. If the proposed alterations cannot be modified to suit



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both parties within 30 days of the rejection of the proposed alterations, the owner may apply to Council requesting a Conservation Review Board hearing. Once again, after reviewing the Board's report, the council's decision is final.

The Act provides further protection by allowing Council the option to delay the demolition and/or removal of a designated property for a period of up to nine months. During that time Council, the Local Committee, and other concerned groups may try to either convince the owner to revise his plans or to find another solution for the preservation of the property. If warranted, Council may expropriate the property at fair market value under the terms of The Expropriations Act. On the other hand, if no suitable solution has been found by the last day of the delay period, the owner may continue with his plans to demolish the designated heritage property if his conscience will allow him to do so.

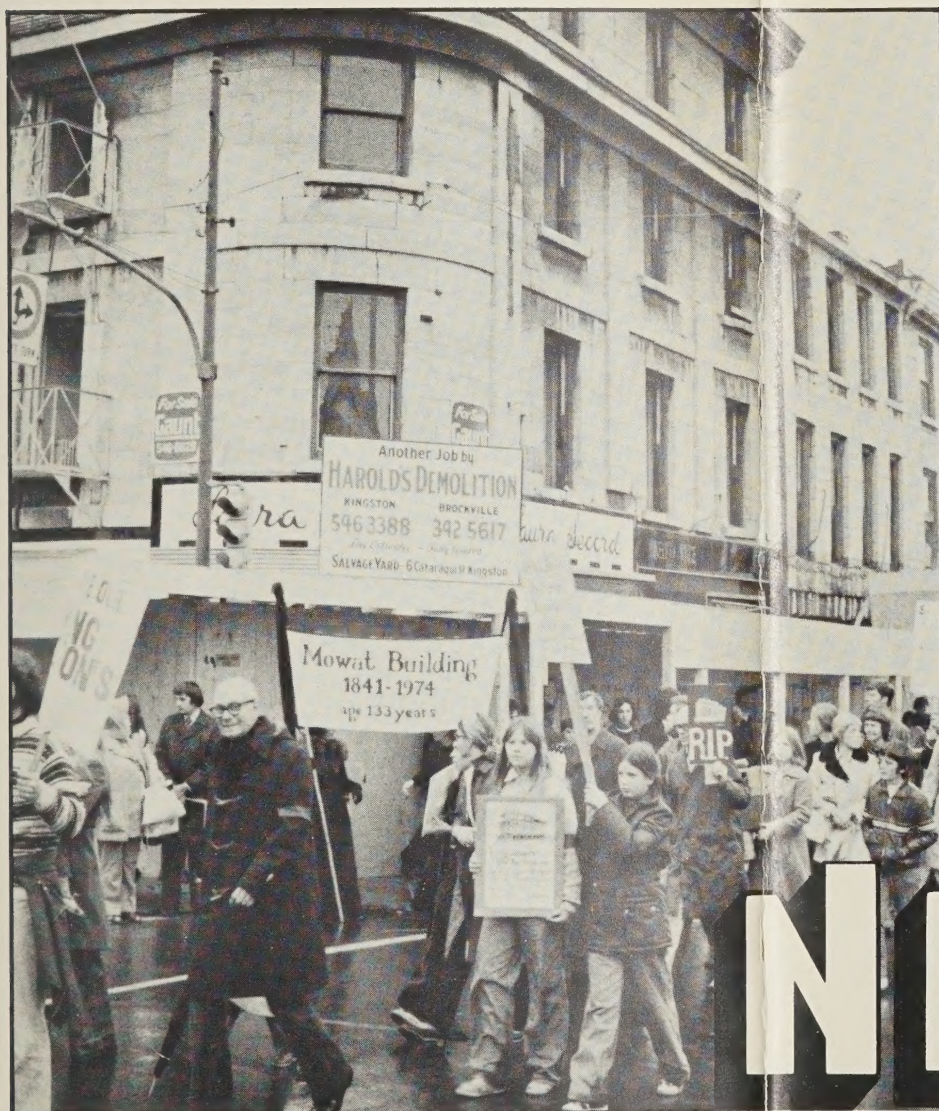
The Act also enables municipal councils to enter into agreements with property owners for **ease-ments and covenants**. Monies for **revolving funds**, mortgages, loans and grants can also be set aside for the specific purpose of recycling, restoring and maintaining designated properties or engaging consultants to prepare feasibility studies and conduct heritage district surveys or architectural inventories.

WHERE CAN I HELP?

You can assist by becoming involved with the architectural conservation programmes in your community. If no Local Architectural Conservation Advisory Committee exists, urge your council members to establish one. If one does exist, lend your advice to and support for its programmes and objectives. Speak to your friends and associates about the need to protect and enhance your community's architectural past. Remember, the effec-

tiveness of any architectural programme will depend not so much on the amount of money spent, but upon how much you really care and participate. Heritage properties of architectural and historical merit are valuable resources but are fast disappearing. The protection, conservation and enhancement of these resources — Ontario's architectural heritage — is in **your** hands.

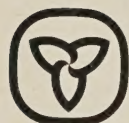
WHEN DO I START?



NOW!

Cover photograph, Detail of commercial building, Stratford
(photo: D. S. Richardson).

- 1 Demolition of the C.P.R. Railway Station, Thunder Bay, April, 1976
(photo: the Chronicle Journal).
- 2 North side of Ontario Street, Stratford (photo: D. S. Richardson).
- 3 Ottawa, (photo: Ministry of Industry and Tourism).
- 4 Amisfield c. 1857-60, Hamilton (photo: G. Head)
- 5 Ermatinger House c. 1814-23, Sault Ste. Marie (photo: MIT).
- 6 City Hall, Welland (photo: MIT).
- 7 Mill of Kintail, c. 1830, Almonte (photo: MIT).
- 8 Dowling Avenue, Toronto (photo: J. Blumenson).
- 9 Sharon Temple of Peace, c. 1830, Sharon (photo: MIT).
- 10 Rural Ontario (photo: J. Blumenson).
- 11 Octagon House, Maple (photo: J. Blumenson).
- 12 Cobble Stone Church, c. 1845, Paris Plains (photo: MIT).
- 13 The Halfway House c. 1850, Black Creek Pioneer Village, Downsview
(photo: Metro Toronto and Region Conservation Authority).
- 14 Stephen Leacock Memorial Home, Old Brewery Bay, Orillia (photo:
J. Blumenson).
- 15 Board and Batten House, Elora (photo: J. Blumenson).
- 16 House on Maple Avenue, c. 1895, Rosedale, Toronto (photo: J. Blumenson).
- 17 Former City Hall, c. 1894, Orillia (photo: J. Blumenson).
- 18 Former Consumers' Gas, Station A, c. 1895, Toronto (photo: J. Blumenson).
- 19 The Corner of Hazelton and Scollard Streets, Toronto (photo: J. Blumenson).
- 20 Former Railway Station, Petrolia (photo: J. Blumenson).
- 21 Montgomery's Inn, c. 1830, Etobicoke (photo: MIT).
- 22 Montgomery's Inn, c. 1830, Etobicoke (photo: Etobicoke Historical Board).
- 23 The Field House c. 1795, near Queenston (photo: Ontario
Heritage Foundation).
- 24 51 Herkimer Street, Hamilton (photo: G. Head).
- 25 Beverley Street Project, Toronto (photo: J. Blumenson).
- 26 House in King City (photo: J. Blumenson).
- 27 Dowling Avenue, Toronto (photo: J. Blumenson).
- 28 Detail of house on Dowling Avenue, Toronto (photo: J. Blumenson).
- 29 Detail of house on Dowling Avenue, Toronto (photo: J. Blumenson).
- 30 178 Dowling Avenue, Toronto (photo: J. Blumenson).
- 31 180 Dowling Avenue, Toronto (photo: J. Blumenson).
- 32 Threatened House, Toronto (photo: J. Wallace).
- 33 Persons protesting demolition of Mowat Building c. 1841, Kingston (photo:
W. Baird, Kingston Whig-Standard).



Ontario

This brochure was produced by the Ministry of Culture and Recreation, Heritage Conservation Division, Hon. Robert Welch, Minister and Robert D. Johnston, Deputy Minister.

The Ontario Heritage Act, 1974, is an Act to provide for the Conservation, Protection and Preservation of the Heritage of Ontario. This brochure concerns itself with Part IV of the Act, the conservation of buildings of architectural and/or historical value.

Additional copies may be obtained from the Heritage Administration Branch or the Ontario Government Bookstore, 880 Bay Street, Toronto, Ontario, M7A 1Y7.
Cost: 35¢.

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ARCHITECTURAL CONSERVATION AND THE ONTARIO HERITAGE ACT